

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SE/S Walnutwood Road at Dewberry Road
(Lots 192-199 Block A, Section * DEPUTY ZONING COMMISSIONER
VI, of Hunters Run)
8th Election District * OF BALTIMORE COUNTY
3rd Councilmanic District * Case No. 95-436-SPH
Security Management Corporation *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as Lots 192 - 199, Block A, Section VI of Hunters Run, located on the east side of Walnutwood Road, southwest of its intersection with Dewberry Road in the vicinity of Paper Mill Road in Hunt Valley. The Petition was filed by the owners of the property, Security Management Corporation, by David B. Dodge, through their attorney, G. Scott Barhight, Esquire. The Petitioners seek approval of an amendment to the first amended partial development plan for Section VI of Hunters Run, Lots 192-199 thereof, to permit on-street perpendicular parking and standard townhouses in lieu of the previously approved on-site parking and townhouses with garages, and to permit the relocation of lot lines to maintain height to height requirements. The subject property and relief sought are more particularly described on the site plan submitted into evidence as the 2nd Amended Partial Development Plan for Section VI, Hunters Run, and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were David B. Dodge and Melvin R. Colvin, representatives of Security Management Corporation, Rick Chadsey, Professional Engineer with George W. Stephens, Jr. and Associates, Inc., and G. Scott Barhight, Esquire, attorney for the Petitioners. There were no Protestants present.

ORDER RECEIVED FOR FILING

Date 7/12/95

By [Signature]

WICKRUM 13447

Testimony and evidence offered revealed that the subject property lies within the residential community known as Hunters Run, which received CRG approval in August 1983 but did not receive Final Development Plan approval until April 1989. Over the years, several design changes have taken place to accommodate market demands. The Petitioners now come before me seeking an amendment to the 1st Amended Partial Development Plan for Section VI of Hunters Run to permit a lot line adjustment for Lots 192 through 199 of Block A, and to change the style of home to be built on said lots to a standard townhouse type with on-street perpendicular parking. Testimony indicated that the market has changed since approval of the First Amended Development Plan, which, in fact, sought to change the style of home to be built on the subject lots to garage townhouses, with larger lots sizes and building envelopes. In any event, the Petitioners have requested a second amendment inasmuch as it is their belief that the market has turned once again, and the standard townhouse units proposed herein are more appropriate for today's market. Testimony indicated that the Office of Planning and Zoning has reviewed the second amended final development plan for this project and have no objection to the Petitioners' request.


After due consideration of the testimony and evidence presented, it is clear that the proposed amendment is consistent with the spirit and intent of Section 502.1 of the B.C.Z.R. and that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

ORDER RECEIVED FOR FILING
Date 7/17/85
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1995 that the Petition for Special Hearing seeking approval of an amendment to the first amended partial development plan for Section VI of Hunters Run, Lots 192-199 thereof, to permit on-street perpendicular parking and standard townhouses in lieu of the previously approved on-site parking and townhouses with garages, and to permit the relocation of lot lines to maintain height to height requirements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 17, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Dewberry Road, 154.11' W of the c/l of Hunters Run Drive
(Lots 192-199 Block A, Section VI, of Hunters Run)
8th Election District - 3rd Councilmanic District
Security Management Corporation
Petitioners
Case No. 95-436-SPII

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. David B. Dodge and Melvin R. Colvin
Security Management Corporation
9901 Langs Road, Baltimore, Md. 21220

Mr. Rick Chadsey, George W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Avenue, Towson, Md. 21286

People's Counsel
File



Petition for Special Hearing

429

to the Zoning Commissioner of Baltimore County

95-436-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

The 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run,

to revise Lots 192 to 199, Block A from lots with onsite parking and garage type

townhouses to lots with on-street perpendicular parking and standard townhouses and to

relocate lot lines to maintain height to height requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm,
under the penalties of perjury, that I/we
are the legal owner(s) of the property
which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

Security Management Corp.

(Type or Print Name)

Signature

DAVID B. DODGE

(Type or Print Name)

Signature

Attorney for Petitioner:

G. Scott Barhight

(Type or Print Name)

Signature

Whiteford, Taylor & Preston
210 W. Pennsylvania Ave., 4th Fl.

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: 410-832-2000

9901 Langs Road (410) 682-4040

Address Phone No.

Baltimore Maryland 21220

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

G. Scott Barhight

Name

Whiteford, Taylor & Preston
210 W. Pennsylvania Ave., Towson, MD 21204

Address 410-832-2000 Phone No.

ORDER RECEIVED FOR FILING

Date

By

DROP OFF
NO REVIEW
5/30/95 WCR



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: DATE

MICROFILMED

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

429
95-436-SRH

Zoning Description for #937 to #951 Walnutwood Road
Election District #8 Councilmanic District C3

May 16, 1995

Beginning at a point on the south side of Dewberry Road which is 50 feet± wide at a distance of 154.11 feet± west of the center line of Hunters Run Drive which is 60 feet± wide. Being Lots #192 through #199, Block A, Section VI in the subdivision of Hunters Run as recorded in Baltimore County Plat Book #64, Folio #78, containing 0.5307 acres± (23,117 square feet±).

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN
CONVEYANCES OR AGREEMENTS.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-436-17

District 8th Date of Posting 6/9/95

Posted for: Special Hearing

Petitioner: Security Mgmt. Corp.

Location of property: 937-951 Walnutwood Rd.

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by M. Healy Date of return: 6/16/95
Signature

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:

95-436-SPH (Item 429)
937-951 Walnutwood Rd
NW/S Paper Mill Road,
corner SW/S Hunters
Run Drive, all N of
Ashland Road

8th Election District
3rd Councilmanic

Legal Owner(s):

Security Management
Corporation

HEARING: FRIDAY,

JUNE 30, 1995 at 9:00 a.m.
in Rm. 106, County Office
Building.

Special Hearing: to approve the 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run, to revise Lots 192 to 199, Block A, from lots with on-site parking and garage type townhouses to lots with on-street perpendicular parking and standard townhouses and to relocate lot lines to maintain height to height requirements.

LAWRENCE E. BOHMIDT,

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

6/17/1 June 15.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/16

, 19 95

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/5, 1995.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

Henickson



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 5/30/95

receipt
95-436-SP4

Account: R-001-6150

Number 429 (WCR)
DROP-OFF — NO REVIEW

#040 - SPECIAL HEARING ----- \$250.00

#080 - SIGN POSTING ----- 35.00

TOTAL ----- \$285.00

Legal Owner: Security Management Corp.

937-951 Walnutwood Road

District: 8c3

.5307 +/- acre

D.R.-3.5/R.C.-4

Attorney: G. Scott Barhight

Check from Whiteford, Taylor & Preston

PAID

D3AD3#0063MICHRC

\$285.00

BA C008:44AM05-31-95

Please Make Checks Payable To: Baltimore County

TO: PUTUXENT PUBLISHING COMPANY
June 15, 1995 Issue - Jeffersonian

Please forward billing to:

G. Scott Barhight, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204
832-2000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-436-SPH (Item 429)
937-951 Walnutwood Road
NW/S Paper Mill Road, corner SW/S Hunters Run Drive, all N of Ashland Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Security Management Corporation
HEARING: FRIDAY, JUNE 30, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run, to revise Lots 192 to 199, Block A, from lots with on-site parking and garage type townhouses to lots with on-street perpendicular parking and standard townhouses and to relocate lot lines to maintain height to height requirements.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-436-SPH (Item 429)

937-951 Walnutwood Road

NW/S Paper Mill Road, corner SW/S Hunters Run Drive, all N of Ashland Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Security Management Corporation

HEARING: FRIDAY, JUNE 30, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run, to revise Lots 192 to 199, Block A, from lots with on-site parking and garage type townhouses to lots with on-street perpendicular parking and standard townhouses and to relocate lot lines to maintain height to height requirements.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large loop at the end.

Arnold Jablon
Director

cc: Security Management Corp.
G. Scott Barhight, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 23, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No.: 429
Case No.: 95-436-SPH
Petitioner: Security Management

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 30, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

**PETITIONER'S
EXHIBIT NO. 2**

RECEIVED

JUN 26 1995

WHITEFORD, TAYLOR & PRESTON



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 21, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Hunters Run

INFORMATION:

Item Number: 429

Petitioner: Security Management Corporation

Property Size: _____

Zoning: 429

Requested Action: Special Hearing & FDP Amendment

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: Jeffrey W. Long

Division Chief: Dan L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SECURITY MANAGEMENT CORPORATION

LOCATION: NW/S PAPER MILL RD., CORNER SW/S HUNTERS RUN DR.
ALL N OF ASHLAND RD. (937-951 WALNUTWOOD RD.)

Item No.: 429

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
JUN 9 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 19, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 19, 1995
Items 428, 429, 431, 432, 433 and 434

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-85

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 429 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 9, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Preliminary Petition Review (Item #429)
Legal Owner: Security Management Corp.
937-941 Walnutwood Road
Hunters Run, Section VI
8th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. On the petition forms, list Mr. Dodge's title with Security Management Corp.
2. The property description should include the overall acreage of Section VI, as the overall Section VI's FDP is being amended.

ENCLOSURE



G. Scott Barhight, Esquire
June 9, 1995
Page 2

3. Section II's provisory may have to be amended as that provisory is changing.
4. If the hearing is granted, submittals of new FDPs must be submitted with the hearing number, order, restrictions, and approval dates.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



Mitchell J. Kellman
Planner II

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

MICROFILMED

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
937-951 Walnutwood Road, NW/S Paper Mill		
Road, corner SW/S Hunters Run Drive, all	*	ZONING COMMISSIONER
N of Ashland Road, 8th Election Dist.,		
3rd Councilmanic	*	OF BALTIMORE COUNTY
Security Management Corporation	*	CASE NO. 95-436-SPH
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

Carole S. Demilio



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 5, 1999

Colbert Matz Rosenfelt, Inc.
Ms. Judith M. Floam
2835 Smith Avenue
Suite G
Baltimore, Maryland 21209

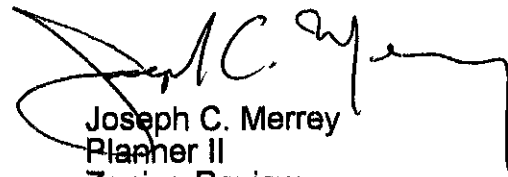
Dear Ms. Floam:

RE: Spirit & Intent, 6711 Campfield Road, Zoning case #95-438-SPHX,
3rd Election District

I have reviewed your submittal regarding the requested substitution of a two-story 19 unit building for the proposed Building Number 10, which would increase the number of units by 3, and increase the length of this building by 50 feet and increase parking. Upon careful review of the hearing history, prior refinements and consideration of other staff opinions on this matter, I am of the opinion that a Special Hearing will be required for the proposed changes.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,



Joseph C. Merrey
Planner II
Zoning Review

JCM:cjs

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICK CHADSEY

658 KENILWORTH

MELVIN R. COLVIN

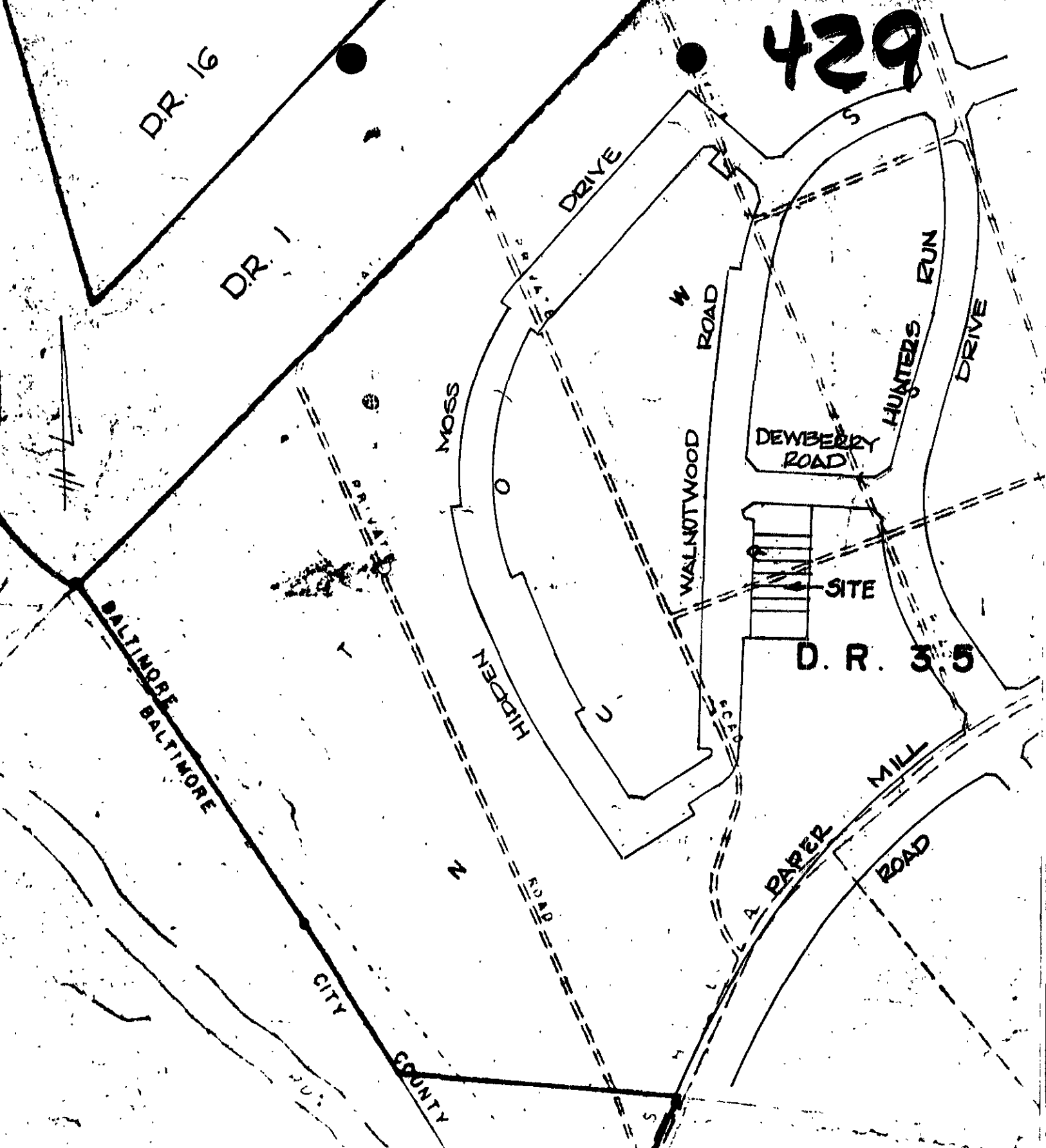
9901 LANGS RD BALTIMORE MD 21220

DAVID B. DODGE

9901 LANGS RD BALTIMORE MD 21220



429



SCALE

1" = 200'

LOCATION

SHEET

95-436-JPH

ASHLAND

N W

19-B

429

BROADMEAD

WALK SITE

WILSON
VERSAGE COURT
CHERRYWOOD

SCALE

LOCATION

SHEET

1" = 200' ±

DATE
OF

ASHLAND

NW

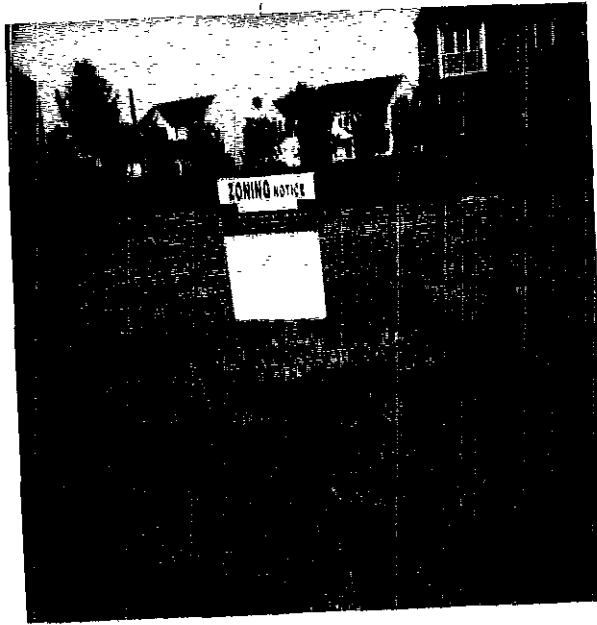
PHOTOGRAPHY

JANUARY
1986

19-B

95-436-SPH

95-436-SPH



1136

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SE/S Walnutwood Road at Dewberry Road * DEPUTY ZONING COMMISSIONER
(Lots 192-199 Block A, Section VI, of Hunters Run) * OF BALTIMORE COUNTY
9th Election District * Case No. 95-436-SPH
3rd Councilmanic District
Security Management Corporation
Petitioners

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Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1995 that the Petition for Special Hearing seeking approval of an amendment to the first amended partial development plan for Section VI of Hunters Run, Lots 192-199 thereof, to permit on-street perpendicular parking and standard townhouses in lieu of the previously approved on-site parking and townhouses with garages, and to permit the relocation of lot lines to maintain height to height requirements, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy W. Kotroco
TIMOTHY W. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

July 17, 1995

(410) 887-4386

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Dewberry Road, 154.11' W of the c/l of Hunters Run Drive
(Lots 192-199 Block A, Section VI, of Hunters Run)
8th Election District - 3rd Councilmanic District
Security Management Corporation
Petitioners
Case No. 95-436-SPH

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,
Timothy W. Kotroco
TIMOTHY W. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. David B. Dodge and Melvin R. Colvin
Security Management Corporation
9901 Langs Road, Baltimore, Md. 21220

Mr. Rick Chadsey, George W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Avenue, Towson, Md. 21286

People's Counsel
file

Petition for Special Hearing 429

to the Zoning Commissioner of Baltimore County 95-436-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run, to revise Lots 192 to 199, Block A from lots with onsite parking and garage type townhouses to lots with on-street perpendicular parking and standard townhouses and to relocate lot lines to maintain height to height requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee: Legal Owner(s):
(Type or Print Name) Security Management Corp.
Signature *David B. Dodge*
Address David B. Dodge
(Type or Print Name)
City and State Baltimore Maryland 21220

Attorney for Petitioner: 9901 Langs Road (410) 682-4040
G. Scott Barhight Address Phone No.
(Type or Print Name) Baltimore Maryland 21220
Signature City and State
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Fl.
Address
Towson, MD 21204
City and State
Attorney's Telephone No.: 410-832-2000

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.
AVAILABLE FOR HEARING
NON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE
REVIEWED BY: DATE

Zoning Description for #937 to #951 Walnutwood Road
Election District #8 Councilmanic District C3 May 16, 1995

Beginning at a point on the south side of Dewberry Road which is 50 feet wide at a distance of 154.11 feet west of the center line of Hunters Run Drive which is 60 feet wide. Being Lots #192 through #199, Block A, Section VI in the subdivision of Hunters Run as recorded in Baltimore County Plat Book #84, Folio #78, containing 0.5307 acres± (23.117 square feet).

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED IN CONVEYANCES OR AGREEMENTS.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 6/9/95
Posted by Security Management Corp.
Petitioner: Security Management Corp.
Location of property: 937-951 Walnutwood Rd.
Location of Sign: Property on Dewberry Road
Remarks: 95-436-SPH
Posted by *Timothy W. Kotroco* Date of return: 6/16/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/16, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/5, 1995.

THE JEFFERSONIAN,

A. Henricson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property situated in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue, in Towson, Maryland 21204, on JUNE 30, 1995 at 9:00 a.m. in the 105 County Office Building.

Special Hearing: to approve the 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run, to revise Lots 192 to 199, Block A from lots with on-site parking and garage type townhouses to lots with on-street perpendicular parking and standard townhouses and to relocate lot lines to maintain height to height requirements.

For information concerning the fee and/or hearing, please call 887-3391.

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date 5/30/95

#040 - SPECIAL HEARING \$250.00
#050 - SIGN POSTING 35.00
TOTAL \$285.00

Legal Owner: Security Management Corp.
937-951 Walnutwood Road
District: 8c3
.5307 +/- acre
D.R.-3.5/R.C.-4
Attorney: G. Scott Barhight

03A03A0063MCHRC \$285.00
84 C008144A005-31-95
Please Make Checks Payable To: Baltimore County

Cashier Validation

ORDER RECEIVED FOR FILING
Date 7/17/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/17/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 7/17/95
By [Signature]

ORDER RECEIVED FOR FILING
Date 5/30/95
By [Signature]

TO: PUTNEY PUBLISHING COMPANY
June 15, 1995 Issue - Jeffersonian

Please forward billing to:

G. Scott Barhight, Esq.
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204
832-2500

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-436-SPH (Item 429)
937-951 Walnutwood Road
NW/S Paper Mill Road, corner SW/S Hunters Run Drive, all N of Ashland Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Security Management Corporation
HEARING: FRIDAY, JUNE 30, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run, to revise Lots 192 to 199, Block A, from lots with on-site parking and septic type townhouses to lots with on-street perpendicular parking and standard townhouses and to relocate lot lines to maintain height to height requirements.

LAMBERT E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-436-SPH (Item 429)
937-951 Walnutwood Road
NW/S Paper Mill Road, corner SW/S Hunters Run Drive, all N of Ashland Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Security Management Corporation
HEARING: FRIDAY, JUNE 30, 1995 at 9:00 a.m. in Room 106, County Office Building.

Special Hearing to approve the 2nd Amendment of the Partial Development Plan for Section VI, Hunters Run, to revise Lots 192 to 199, Block A, from lots with on-site parking and septic type townhouses to lots with on-street perpendicular parking and standard townhouses and to relocate lot lines to maintain height to height requirements.

Arnold Jablon
Director

cc: Security Management Corp.
G. Scott Barhight, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 23, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No.: 429
Case No.: 95-436-SPH
Petitioner: Security Management

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 30, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

PETITIONER'S
EXHIBIT NO. 2

RECEIVED
JUN 26 1995

WHITEFORD, TAYLOR & PRESTON

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 21, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: Hunters Run

INFORMATION:

Item Number: 429

Petitioner: Security Management Corporation

Property Size:

Zoning: 429

Requested Action: Special Hearing & FDP Amendment

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMOP.

Prepared by:

Division Chief:

PK/JL

ITEM429/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/08/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SECURITY MANAGEMENT CORPORATION

LOCATION: NW/S PAPER MILL RD., CORNER SW/S HUNTERS RUN DR.
ALL N OF ASHLAND RD. (937-951 WALNUTWOOD RD.)

Item No.: 429 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED
JUN 9 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

Maryland Department of Transportation
State Highway Administration

O. James Lightizer,
Secretary
Hal Kassoff,
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 429 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 9, 1995

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Preliminary Petition Review (Item #429)
Legal Owner: Security Management Corp.
937-941 Walnutwood Road
Hunters Run, Section VI
8th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

- On the petition forms, list Mr. Dodge's title with Security Management Corp.
- The property description should include the overall acreage of Section VI, as the overall Section VI's FDP is being amended.

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on Recycled Paper

MJK:scj
Enclosure (receipt)
c: Zoning Commissioner

RE: PETITION FOR SPECIAL HEARING	BEFORE THE
937-951 Walnutwood Road, NW/S Paper Mill	
Road, corner SW/S Hunters Run Drive, all	ZONING COMMISSIONER
N of Ashland Road, 8th Election Dist.,	
3rd Councilmanic	OF BALTIMORE COUNTY
Security Management Corporation	CASE NO. 95-436-SPH
Petitioner	

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to G. Scott Sarnight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

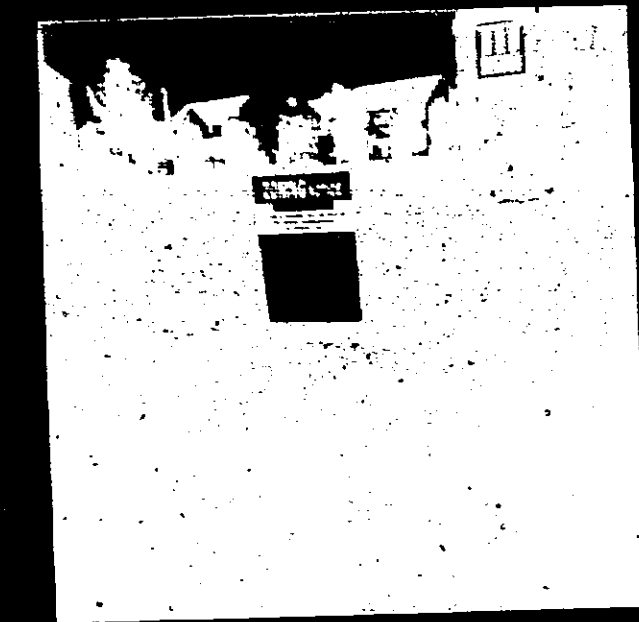
Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

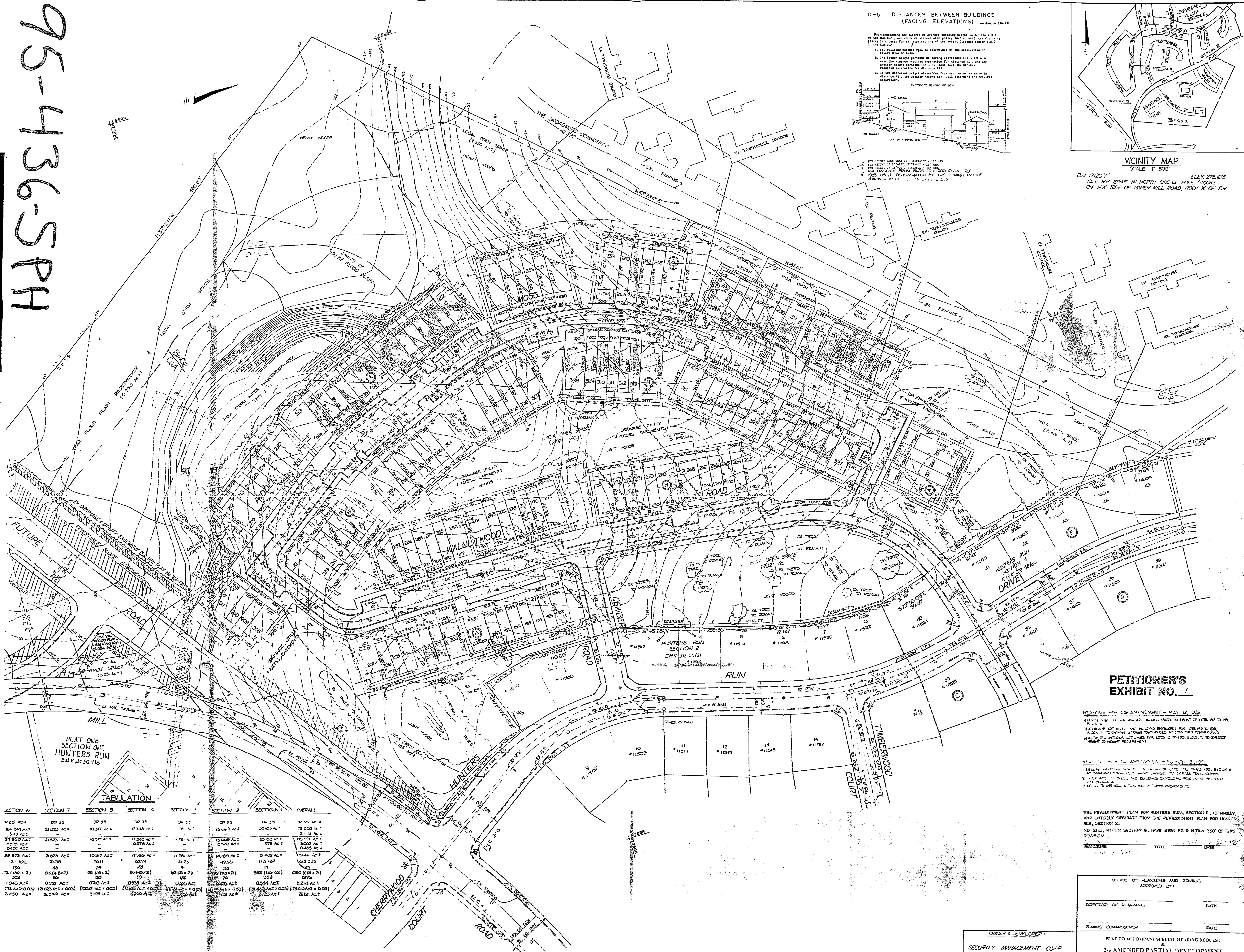
PETITIONER(S) SIGN-IN SHEET

NAME
PICK CHADSEY
MELVIN R. COLVIN
DAVID B. DODGE

ADDRESS
658 KENILWORTH
9901 LANGS RD BETHesda MD 20820
9901 LANGS RD BETHesda MD 20820



95-43654H



SECTION 6	SECTION 7	SECTION 5	SECTION 4	SECTION 3	SECTION 2	SECTION 1	OVERALL
R35 RC4	DR 35	DR 35	DR 35	DR 35	DR 35	DR 35	DR 35 AC
54,247 AC	21,823 AC	10,317 AC	7,348 AC	78 AC	13,969 AC	10,023 AC	72,808 AC
3103 AC							3113 AC
37,360 AC	21,823 AC	10,317 AC	7,348 AC	78 AC	13,969 AC	10,023 AC	72,808 AC
0255 AC			0,540 AC		0,540 AC	0,540 AC	1,080 AC
0,402 AC			0,540 AC		0,540 AC	0,540 AC	1,080 AC
38,373 AC	21,823 AC	10,317 AC	7,826 AC	1178 AC	14,493 AC	10,422 AC	73,411 AC
12,170 AC	76,78	35,11	62,74	41,28	49,66	110,15	66,735
126		29	45	30	30		
12,166 (+2)	65,61(+2)	50,61(+2)	97,61(+2)	62,61(+2)	74	352	120,61(+2)
302	56	29	45	30	30	355	1276
1,013 AC	0,620 AC	0,302 AC	0,255 AC	0,353 AC	0,026 AC	0,484 AC	0,721 AC
2,690 AC	21,823 AC (+2)	10,317 AC (+2)	7,348 AC (+2)	78 AC (+2)	13,969 AC (+2)	10,023 AC (+2)	72,808 AC (+2)
2,690 AC	0,620 AC	0,302 AC	0,255 AC	0,353 AC	0,026 AC	0,484 AC	0,721 AC

PETITIONER'S
EXHIBIT NO. 1

[illegible]

THE DEVELOPMENT PLAN FOR HUNTERS RUN, SECTION 6, IS WHOLLY AND ENTIRELY SEPARATE FROM THE DEVELOPMENT PLAN FOR HUNTERS RUN, SECTION 2.

NO LOTS, WITHIN SECTION G, HAVE BEEN SOLD WITHIN 300' OF THIS REVISION.

DATE: 10-2-77

SIGNATURE	TITLE	DATE
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OFFICE OF PLANNING AND ZONING	
APPROVED BY:	
<hr/>	<hr/>
DIRECTOR OF PLANNING	DATE
<hr/>	<hr/>
ZONING COMMISSIONER	DATE

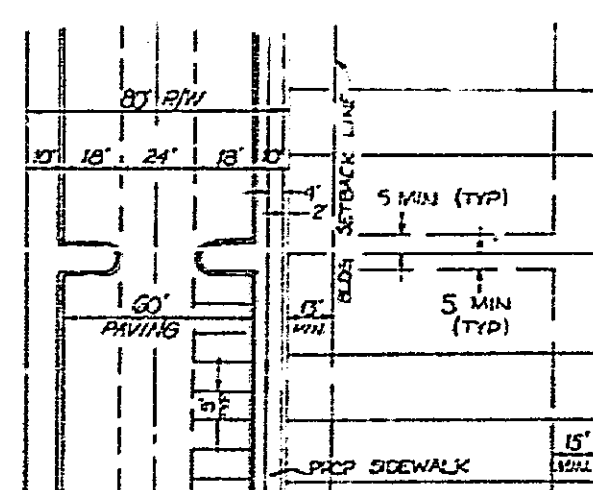
OWNER & DEVELOPER:
SECURITY MANAGEMENT CORP
3801 LANGS ROAD
BALTIMORE, MD 21220

PLAT TO ACCOMPANY SPECIAL HEARING REQUEST
&
2ND AMENDED PARTIAL DEVELOPMENT
PLAN
SECTION VI
HUNTERS RUN

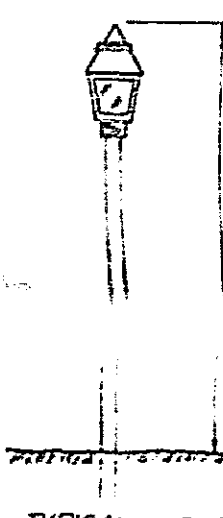
1. ALL LOTS ON THIS MAP ARE 1/4 AC. IN AREA.
2. LOTS 1-100 ARE 1/4 AC. IN AREA. LOTS 101-200 ARE 1/2 AC. IN AREA.
3. LOTS 201-300 ARE 1/2 AC. IN AREA. LOTS 301-400 ARE 1/2 AC. IN AREA.
4. LOTS 401-500 ARE 1/2 AC. IN AREA. LOTS 501-600 ARE 1/2 AC. IN AREA.
5. LOTS 601-700 ARE 1/2 AC. IN AREA. LOTS 701-800 ARE 1/2 AC. IN AREA.
6. LOTS 801-900 ARE 1/2 AC. IN AREA. LOTS 901-1000 ARE 1/2 AC. IN AREA.
7. THE BUILDING, EXCEPT THE 1/4 AC. LOT, IS TO BE USED FOR THE PRINCIPAL PURPOSE OF THE ZONING DISTRICT.
8. THE BUILDING, EXCEPT THE 1/4 AC. LOT, IS TO BE USED FOR THE PRINCIPAL PURPOSE OF THE ZONING DISTRICT.
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22. THE BUILDING, EXCEPT THE 1/4 AC. LOT, IS TO BE USED FOR THE PRINCIPAL PURPOSE OF THE ZONING DISTRICT.
23. THE BUILDING, EXCEPT THE 1/4 AC. LOT, IS TO BE USED FOR THE PRINCIPAL PURPOSE OF THE ZONING DISTRICT.
24. THE BUILDING, EXCEPT THE 1/4 AC. LOT, IS TO BE USED FOR THE PRINCIPAL PURPOSE OF THE ZONING DISTRICT.
25. THE BUILDING, EXCEPT THE 1/4 AC. LOT, IS TO BE USED FOR THE PRINCIPAL PURPOSE OF THE ZONING DISTRICT.

TYPICAL PARKING
GARAGE TOWNHOUSE
LOTS 101-107 231-244
251-267 281-294 301-315
NO SCALE

95-436-5PH



TYPICAL PARKING & PAVING DETAILS
NO SCALE



TYPICAL LIGHT
DETAIL
NO SCALE

PLAT ONE
OF
ASHLAND
ENR. 52-118

TABULATION

REMAINING	SECTION 6	SECTION 7	SECTION 5	SECTION 4	SECTION 3	SECTION 2	SECTION 1	OVERALL
AREA OF TRACT (AC)	35.519 AC	34.241 AC	31.313 AC	37.560 AC	30.025 AC	30.025 AC	30.025 AC	30.025 AC
TOTAL AREA OF TRACT (AC)	35.519 AC	34.241 AC	31.313 AC	37.560 AC	30.025 AC	30.025 AC	30.025 AC	30.025 AC
TOTAL AREA OF TRACT (AC)	35.519 AC	34.241 AC	31.313 AC	37.560 AC	30.025 AC	30.025 AC	30.025 AC	30.025 AC
TOTAL NO. UNITS PERMITTED	117.52	112.10	102.10	112.10	112.10	112.10	112.10	112.10
NO. UNITS PROPOSED	112.10	112.10	102.10	112.10	112.10	112.10	112.10	112.10
NO. PARKING SPACES REQUIRED	234 (112 x 2)	224 (112 x 2)	204 (102 x 2)	224 (112 x 2)	224 (112 x 2)	224 (112 x 2)	224 (112 x 2)	224 (112 x 2)
NO. PARKING SPACES PROVIDED	234	224	204	224	224	224	224	224
OPEN SPACE REQUIRED	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC
OPEN SPACE PROVIDED	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC	1.000 AC